**Draft Meeting Minutes of the Regular CSURA Board Meeting**

**Held on Wednesday, June 27, 2018**

**City Hall – Pikes Peak Conference Room – 11:00 A.M.**

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| In attendance were: |  |  |
| Commissioners: |  | Merv Bennett |
|  |  | Tiffany Colvert |
|  |  | Toby Gannett |
|  |  | Valerie Hunter |
|  |  | Maureen Juran |
|  |  | Wynne Palermo |
|  |  | Anthony Perez |
|  |  | Brian Olson |
|  |  | John Olson |
|  |  | Peter Scoville |
|  |  |  |
| Absent: |  | Randy Case - Phone Conference Call (none voting)  Gary Feffer  Jim Mason |
| Also in Attendance: |  |  |
| David Neville |  | KKRDN General Counsel - Phone Conference Call |
| Thuy Dam |  | CPA, CliftonLarsonAllen, |
| Jariah Walker |  | Executive Director |
| Dean Beukema |  | CSURA Staff |
| Bob Cope |  | City Economic Development Manager |
| Peter Wysocki |  | City Planning Director |
| Ryan Tefertiller |  | Urban Planning Manager |
| Conrad Olmedo |  | Comprehensive Planner II |

Citizens in Attendance: See sign in sheet.

Chair Wynne Palermo called the meeting to order at 11:05 a.m.

**Item 1 –Approval of the April 25, 2018 CSURA Meeting Minutes**.

A motion was made by Commissioner Brian Olson, seconded by Commissioner Toby Gannett to approve the CSURA meeting minutes of April 25, 2018. The motion passed 10–0.

**Item 2 –Approval of the Financial Report as of May 31, 2018**

Thuy Dam, reviewed the monthly revenue and expenditures report as of May 31, 2018 including the property tax received from each Urban Renewal Area as well as the check register as provided in the agenda packet.

A motion was made by Commissioner Toby Gannett, seconded by Commissioner Merv Bennett to approve the Financial Report and check register as of May 31, 2018. The motion passed 10 -0.

**Item 3 – Citizen Comment**

None

**Item 4 – Executive Director’s Report**

Jariah Walker presented the Executive Director’s Report. The report has been uploaded to the agenda on the website. Please refer to the CSURA Board meeting audio for the complete report.

**Item 5 – South West Downtown Presentation**

Chris Jenkins, President and Jeff Finn, Vice President from Nor’wood Development presented a PowerPoint presentation on the new proposed South West Downtown Urban Renewal Project. Carolyn White, Brownstein Law reviewed the map of the area showing the new plan boundary and took questions.

A motion was made by Commissioner John Olson, seconded by Commissioner Merv Bennett to approve the condition study, the impact study and the concept plan with the intent to move forward to make it a new South West Downtown CSURA project subject to finalization of changes to come during the process. The motion passed 10 - 0.

**Item 6 – PlanCOS**

Conrad Olmedo, Comprehensive Planner II presented a PowerPoint presentation on PlanCOS. The link to PlanCOS is [www.coloradosprings.gov/plancos](http://www.coloradosprings.gov/plancos). The target date to adopt the plan is December of 2018. CSURA Commissioner Merv Bennett served as Chair of the PlanCOS Steering Committee and CSURA Commissioner Maureen Juran also served on the Steering Committee. The City is still asking for input from citizens.

**Item 7 – South East Area Façade Application Form**

Jariah Walker has reviewed the form for applicants. This is the application form that will be used for the façade improvement grant work on the South East side of the city. This is in partnership with the city. The CDBG (Community Development Block Grant) dollars will provide a 50% match and the developer/owner would provide the other 50%. These applicants will come before the CSURA Board for approval and then go thru the proper RFP process of the city. Although CSURA will not be handling the funds, CSURA will serve as an independent third party to review the applications.

A motion was made by Commissioner Merv Bennett, seconded by Commissioner Toby Gannett to approve the South East Façade Application Form. The motion passed 10 - 0.

**Item 8 – Settlement and Release**

David Neville reviewed the settlement agreement and release form between the city and Catherine Clemens former Executive Director and city employee.

A motion was made by Commissioner Maureen Juran, seconded by Commissioner Brian Olson to authorize signing the settlement agreement and to authorize the payment according to the agreement. The motion passed 10 - 0.

**Item 9 – Canyon Creek Investment Fund**

Jariah Walker discussed the Canyon Creek Investment Funds. The reserve funds should go into the ColoTrust Plus Investment Pool.

A motion was made by Commissioner Toby Gannett, seconded by Commissioner Valerie Hunter to approve the investment structure in the ColoTrust Plus Investment Pool allowing the trustee to invest in these instruments with the bond reserve funds. The motion passed 10 – 0.

**Item 10 – Non Agenda Items**

None

There being no further business the meeting adjourned at 1:00 p.m.

The next regular CS Urban Renewal Authority Board Meeting is scheduled for July 25, 2018. It will be held at City Hall, Pikes Peak Conference Room, Suite 200, located at 107 North Nevada Avenue at 11:00 – 1:00 P.M.

**Copies of the Board agendas, minutes and audio recordings are posted on the**

**Colorado Springs Urban Renewal Authority website.**

[**www.csura.org**](http://www.csura.org)